

MINUTES ~ December 12, 2006

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Bill Abt of Foster, Mrs. I. Lorraine O'Connors of Glocester, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster and Mr. Raymond Fogarty of Glocester. Mr. George Jacques of Glocester was absent because he was coaching a basketball game and Mrs. Patti Fountain of Foster was absent.

3. Chairman's Report

Due to scheduling conflicts, the committee agreed to change the next regular building committee meeting date to Monday, January 8th 2007.

Mr. Laramie informed the committee that a meeting was held with the Superintendent and the Special Education Coordinators to discuss the furnishings for their areas in the middle school. The EdSpec did not designate a space for the alternative learning program. In reviewing the plans it has been determined that an extra planned textiles room with an adjacent storage area will be designated as the alternative learning place. Changes to the plans need to be made in terms of adding a wall in the former storage room to make a quiet room and there will also be changes in the HVAC and electrical plans. Mr. Laramie informed the committee that he has directed the architects to make the necessary changes and Mr. Grzyb is getting prices for the changes.

Mr. Laramie informed the committee that Mr. Russ Chateaufneuf from DEM sent a letter to Dr. Cirillo regarding the ongoing issues with the high school septic system. Mr. Laramie summarized the letter as saying DEM will support the connection of the current middle school to the high school system and they will also consider supporting a request for increasing the limit for nitrate levels. However, the district will need to take some steps to make sure the existing system complies with the permit limits established and make changes in the groundwater monitoring plan to ensure impacts to groundwater can be properly tracked. These requirements must be met before the tie-in of the system which is planned for April. Mrs. O'Connors moved and Mr. Fogarty seconded that a letter be sent to the school committee asking them to take action on DEM's requirements in a time frame necessary for the building project to continue. So voted, 6-0.

The committee also discussed the possibility of using the high school as a precedent to reduce the size of the middle school tanks. Mr. Abt moved and Mrs. O'Connors seconded approval to have Mr. John Aharonian speak with DEM about the possibility of reducing the components of the BioClear System. So voted, 6-0.

Mr. Laramie reported that Attorney Piccirilli has completed the aerial easement for the moving of the telephone pole at the end of Rustic Hill Rd. and Mr. Fogarty will meet with Mr. Peckham tomorrow to obtain his approval.

Mr. Laramie informed the committee that he has received the second Freedom of Information Act request from the International Brotherhood of Electrical Workers Local 99 for the certified payroll of Wayne Griffith Company, a non-union company. The request is to verify that the workers are being paid prevailing wages. Mr. Laramie reported that he expects several requests of this kind throughout the project.

Mr. Laramie reported that he and Mr. Abt approved applications for payment to date on the middle school totaling \$5,302,448 which includes \$211,257 of owner's change orders which were approved by the building committee at the November meeting.

Mr. Grzyb reported that approximately \$5K-\$8K has been incurred in overtime charges so far. The committee agreed that overtime is necessary to keep the project moving and take advantage of the warm weather to get the building enclosed. Mr. Laramie reminded the committee that in order to meet the June 30th deadline which will save the taxpayers one year of interest payments, construction needs to be accelerated and a part of the budget has been allocated for this.

Mr. Laramie reported that tonight's meeting marks completion of two years for the building committee. Mr. Laramie expressed the committee's appreciation to Mr. Aharonian and Mr. Grzyb and their teams for their great working relationship and for having the best interest of the district in mind.

Mr. Laramie informed the committee that next month there will be a change in the building committee members as a result of the election of new school committee members. By charter, the building committee consists of one member from each town's school committee and three members from each town appointed by the town council. Patti Fountain is no longer a member of the building committee as she is no longer a Foster School Committee member. The Gloucester School Committee will switch to the new members on January 2nd at which time Mrs. O'Connors will no longer be a member and therefore will not be a member of building committee. The regional school committee will appoint new representatives for the building committee. Mr. Laramie expressed his appreciation, and that of other building committee members, to Mrs. O'Connors for the 30 years of work on the School Committee, and especially her contributions to past and current building projects. Mr. Fogarty moved and Mr. Chretien seconded that the committee appoint Mrs. O'Connors a member emeritus, allowing her to continue as a member of the building committee in all aspects with the exception of voting rights. So voted, 6-0.

4. ESCO Sub-Committee Report

Mr. Abt reported that ConEd Solutions is working with Mr. Chris Halprin to put together the Investment Grade Energy Audit and finalize the contract. A conference call is being planned between Attorney Piccirilli, Mr. Halprin and ConEd's legal representatives to review the contract. The original plan was to present the contract to the school committee for the January 3rd school committee meeting, however, Mr. Laramie expressed his doubts about meeting this deadline as Attorney Piccirilli has not commented on the contract yet and the holidays may slow down the process. The committee discussed hiring another attorney, Chris Whitney, to review the contract since Attorney Piccirilli has been unavailable. The committee previously hired Mr. Whitney to review the construction manager's contract. Mr. Fogarty moved and Mr. Ducharme seconded authorizing Mr. Laramie to contact Mr.

Whitney to request his review services of the ESCO contract should Mr. Picirilli be unable to review the document in a timely manner. So voted, 6-0.

The committee also discussed having a separate school committee meeting between January and February dedicated to the ESCO contract only. The committee agreed to pursue this once the issue of the contract review is settled.

Mr. Laramie reported that the ESCO informational meeting on November 29th was good explaining that the ESCO situation becomes clearer to people the more it is presented. Mr. Laramie reminded the committee that by using the ESCO, the district will save \$7M over 20 years.

Mr. Winsor reported that he needs to submit the final cost of the ESCO and the project to the State for their review in determining whether State Housing Aid will be given to this project. The State will vote on this in mid-March.

Mr. Laramie reported that he has been asked to speak at a conference on February 8th on behalf of the district on the process that Foster/Glocester has undergone to build an energy efficient building.

5. Middle School Update

Mr. Grzyb reported that the GMP is still at \$21,351,365 and that H.V. Collins owes the building committee the bond necessary to get Amendment 1 executed. Mr. Grzyb reported that there is only about \$.5 million in trade packages not awarded yet such as theater equipment, kitchen equipment, window treatments and landscaping. To date there have been \$439K in change order notifications submitted and approved, including three owner change orders. Although there are no change order requests pending, there is \$1.8M in potential change orders which include \$700k for the BioClear system.

Mr. Grzyb reported on the progress of the construction as follows: one row of block is around the bottom of the classroom wing; the underground tanks have not been set yet but they are working with Cardi Corp and Delta Mechanical to get this done; DEM approval is needed for the oil tank but Mr. Grzyb does not feel that this will be a problem; the ring road, parking lot and driveway out to Rustic Hill Road have been paved; the leach field has been backfilled to within two feet of the bottom of the system and the tank is to be delivered next week; they are finishing up with the slab on grade though the kitchen and administrative area still need to be poured but due to the central location they are holding off on this; the masonry markup has been approved and they are waiting for the mortar to be delivered; damp proofing on the classroom wing will be completed soon; the back up block in the gymnasium is almost complete and the locker room walls have been started; the rough carpentry will start this week with the wood blocking; the interior partitions in the classroom wing and fitness area are 98% completed; the spray fireproofing will take another 2-3 weeks to finish; the windows are in fabrication with installation to begin in early January; plumbing has begun with the piping in the classroom wing and lavs; the sprinkler piping is underway on the lower level of the classroom wing and will continue upstairs next week; 95% of the ductwork on the lower level is complete.

Mr. Aharonian presented the committee with an update report on the middle school including information on construction, kitchen design, well design, permits, plan review and ESCO. The full report is attached as reference 1.

Mr. Grzyb noted that it is critical now to resolve the issue of the paging & phone system. Mr. Grzyb reported that Wayne Griffin Company has not been able to get pricing to order the system that was specified by the committee and wants to order a similar system from another manufacturer. Mr. Laramie informed Mr. Grzyb that this issue needs to be

looked into as either the bid documents were not clear on this point or this issue was missed during the scope review. Mr. Grzyb will look into the situation and will also set up a meeting with Mr. Mike Marseglia, Mr. Chretien and the technical consultant from Aharonian's office to discuss the paging system requirements.

On behalf of Mr. Jacques who couldn't attend the meeting, Mrs. Carlson noted that Mr. Jacques is looking to have fourteen baskets in the gymnasium as opposed to the six baskets being provided for. The additional baskets are needed for teaching stations and through Mrs. Carlson and Mr. Fogarty, Mr. Jacques questioned the possibility of moving some baskets from the current gymnasium to the new middle school. Mr. Fogarty also reminded the committee about Mr. Jacques's previous request to get pricing on a roll up curtain. Mr. Laramie noted that due to budget constraints some things will need to be cut out of the project, if additional costs are being requested then a proposal must also be made as to where to deduct the costs to meet the budget. Mr. Fogarty asked that for the next meeting the cost of the proposed additions be provided so the committee can review the information.

6. High School Project Update

Mr. Aharonian presented the committee with an update report on the high school including information regarding roof replacement and construction documents. The full report is attached as reference 2.

Mr. Laramie discussed the high school schedule reporting that construction would start in April beginning with the septic system tie-in between the two buildings. As soon as the middle school students are released for the summer, the middle school building will be closed and construction will begin continuing through the summer and the remainder of 2007. In January of 2008 the renovated North building will be ready at which point the renovation work will begin on the South building.

Mr. Grzyb reported that the bidding for the high school project will go out in January and he expects to have the budget numbers by the end of February.

7. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$10,592,363 in the money market account and \$36,960.77 in the checking account. Mrs. O'Connors moved and Mr. Chretien seconded acceptance of the treasurer's report as presented. So voted, 6-0.

8. Resources Sub-Committee Update

Mr. Fogarty reported that the committee mailed out several letters to individuals as well as to the high school and middle school faculty requesting donations to the Ponaganset Foundation which so far has donations totaling \$4,150. Mr. Fogarty will be meeting with the Rhode Island Foundation to discuss the potential for an extension on the December 31st deadline for the matching contribution as the Ponaganset Foundation needs to receive \$25,000 in order to obtain the match.

Mr. Fogarty reported on other funding initiatives as follows:

- The Congressional review of the \$1M Alternative Energy Grant has been continued to February 15th once the new Congress is in session.

- Mr. Jacques and others have prepared a document listing improvements that need to be made to the high school recreational facilities totaling \$1.5M. Mr. Fogarty is meeting with several people who are possibly interested in donating lights, funding

the track, furnishing a weight room and providing a scoreboard. The dugouts have been refurbished from private donations.

-The towns of Foster and Glocester will be looking into obtaining a \$1M recreation grant.

-Mr. Fogarty is looking into getting pricing on signs for the middle school with the hopes of having them donated.

-Dr. Barnes is working on a \$1M Gates Foundation grant.

-There are \$7M available in Homeland Security funds and the committee will be looking into obtaining some of these funds for the amplifier system requested by the police and fire departments.

9. Approval of Minutes

Mrs. O'Connors moved and Mr. Chretien seconded that the minutes of the November 14, 2006 meeting be approved as presented. So voted, 6-0.

10. Adjournment

Mr. Chretien moved and Mrs. O'Connors seconded that the meeting be adjourned at 9:15 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Glocester Building Committee, January 8, 2007



AHARONIAN & ASSOCIATES INC. - ARCHITECTS

BUILDING COMMITTEE UPDATE

REPORT DATE: 12/12/06

PONAGANSET MIDDLE SCHOOL**Glocester, RI**

Aharonian Job No. 0551.01

- **Construction**

- HVC will provide a detailed update of the construction progress to date.

- **Kitchen Design**

The remainder of the mechanical and electrical design for the Kitchen remains to be completed.

- **Well Design**

Paul Aldinger & Associates has prepared the Hydrogeology Report and has submitted to DOH. The well piping manifold and pump controls are being designed and will be submitted to DOH as supplemental information. The design is scheduled to be completed by 12/22/06.

- **Permits**

- HVC is applying for the UST (underground storage tank) Permit thru RIDEM.

- **Plan Review**

We have received return responses from EDS to our comments on the EDS Fire Code review documentation. We are in the process of finalizing our responses.

- **ESCO**

- AA is working w/ ConEd & Chiptec on the design of the Biomass building, which is currently in the Schematic stage. We received an equipment layout from Chiptec via ConEd last week. The equipment layout, along with the necessary transformer relocation and secondary conduit run extensions, potential multi-cyclone and "baghouse", will require the Biomass building to be increased in size. The final size is not yet known as we don't have the info on the multi-cyclone and "baghouse" space requirements.
 - AA is working w/ ConEd and HVC on the remaining ESCO change order items. The Design Team is preparing additional sketches and memo's to support the determination of the final costs of these items by HVC.
 - ConEd will provide a detailed update on the progress to date.

End of Report



AHARONIAN & ASSOCIATES INC. - ARCHITECTS

310 George Washington Highway - Suite 100 - Smithfield, Rhode Island 02917 T 401-232-5010 F 401-232-5080

BUILDING COMMITTEE UPDATE

REPORT DATE: 12/12/06

PONAGANSET HIGH SCHOOL

Scituate, RI

Aharonian Job No. 0551.02

▪ **Roof Replacement**

Roofing is complete at North and South Buildings.
The leak in the Girls Locker room in the North building has been repaired.
There are no reports of any leaks in both buildings to date.
Punch List is being scheduled.

▪ **Construction Documents**

Construction Documents are being worked on.
An 85% Progress set of documents will be submitted to H.V. Collins on Monday 12/18.

End of Report